

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0129 -- East Oak Hill NPCD Rezoning **P.C. DATE:** July 8, 2008

**AREA:** 4,968.06 acres

**APPLICANT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Maureen Meredith

### **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Neighborhoods Council  
Austin Parks Foundation  
Bannockburn Neighborhood Assn.  
Barton Creek Associations  
Barton Springs/Edwards Aquifer Conserv Dist.  
Beckett Place Townhome Association  
Circle C Neighborhood Assn.  
City of Rollingwood  
City of Sunset Valley  
Convict Hill Neighborhood Assn.  
Convict Hill NW Neighborhood Assn  
Cottage Court Condominium HOA, Inc.  
Deer Park At Maple Run HOA  
Estates of Loma Vista HOA  
First American Commercial Property Group  
Gaines Ranch Homeowners Assn.  
Home Builders Association of Greater Austin  
Homeless Neighborhood Assn.  
Homeowner at 5900 Patton Ranch Road  
Lost Creek Neighborhood Assn.  
Maple Run-Wheeler Creek  
McCarty Lane/Beckett Estates Neigh. Assn.  
Oak Acres Neighborhood Association  
Oak Hill Association of Neighborhoods (OHAN)  
Oak Hill Combined NPA Staff Liaison  
OHAN 78735  
OHAN 78736  
OHAN 78737  
OHAN 78739  
OHAN 78748  
Old Spicewood Springs Rd. Neighborhood Assn.  
Onion Creek Homeowners Assoc.  
Parkstone PUD Phasing Agreement  
Save Barton Creek Assn.

Save Our Springs Alliance  
 Tanglewood Oaks Owners Assn.  
 The New Villages at Western Oaks Owners Assn.  
 Travis Country Community Service Assn.  
 Village at Western Oaks Neigh. Assn.  
 Westcreek Neighborhood Association  
 Westgate Blvd./Jones Rd. Neigh. Assn.  
 Woods of Legend Oaks  
 Woods of Westlake Hill Top

**AREA OF PROPOSED ZONING CHANGES:** The East Oak Hill Neighborhood Planning area is generally bounded by Southwest Parkway to the north; the Barton Creek Greenbelt to the northeast, Convict Hill and Loop 1 to the south; and West William Cannon Drive and Beckett Road to the west. Please refer to Exhibit A.

**TIA:** Is not required

**WATERSHEDS:** Williamson Creek,      **DESIRED DEVELOPMENT ZONE:** No  
 Slaughter Creek and Barton Creek  
 – Barton Springs Zone

**CAPITOL VIEW CORRIDOR:** N/A

**SCENIC ROADWAYS:** Yes,  
 West William Cannon Drive,  
 Loop 1, Escarpment Boulevard

**SCHOOLS:**

Clayton Elementary School	Mills Elementary School	Oak Hill Elementary School
Patton Elementary School	Sunset Elementary School	
Covington Middle School	O. Henry Middle School	Small Middle School
Austin High School	Bowie High School	Crockett High School
Austin Community College – Pinnacle Campus		

**SUMMARY STAFF RECOMMENDATION:**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 50 tracts (415.58 acres), the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the proposed zoning base district follows the list.

**LIST OF ATTACHMENTS:**

**Attachment 1:** East Oak Hill Rezoning Tract Map

**Attachment 2:** East Oak Hill Rezoning Tract Chart

**Attachment 3:** Proposed Oak Hill Rezoning Conditional Overlay Recommendations

**Attachment 4:** Description of Zoning Districts

**RELATED CASES:**

**NP-2008-0025** – Oak Hill Combined Neighborhood Plan

**C14-2008-0125** – West Oak Hill Neighborhood Planning Area Rezoning

**PLANNING COMMISSION RECOMMENDATION:**

July 8, 2008: Please refer to attached motion sheets

**ISSUES:** Tract 221, located at 5513 Southwest Parkway, was inadvertently shown on the tract chart and tract map for a zoning change, and has been removed by Staff. This tract was rezoned to GO-MU-CO through a 2007 zoning case (C14-2007-0078). The property is only proposed to receive the –NP, neighborhood plan combining district suffix through the neighborhood plan rezonings.

**CITY COUNCIL DATE:** August 7, 2008

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBERS:**

**CASE MANAGER:** Maureen Meredith  
e-mail: maureen.meredith@ci.austin.tx.us

**PHONE:** 974-2695

## **STAFF RECOMMENDATION**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 50 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the zoning base district follows the list.

## **BACKGROUND**

The Oak Hill Combined Neighborhood Plan was initiated by Council resolution (#20051020-012) on October 20, 2005.

The first planning workshop was held on November 19, 2005. Since that workshop, NPZD staff worked with community members to conduct approximately 20 public meetings. These meetings addressed planning issue areas such as: land use and zoning, parks and open space, transportation, neighborhood design, housing, etc. Notes from all meetings were posted on the Oak Hill website and the information gathered from these meetings became the foundation for the recommendations in the Oak Hill plan.

In addition to the community meetings, staff conducted approximately 21 steering committee and planning contact team meetings.

After the land use workshops, NPZD staff worked with the Oak Hill Steering Committee and Planning Contact Team to formulate the zoning recommendations for specific sites in the planning area.

The following is a timeline of important dates in the Oak Hill Combined Neighborhood planning process:

### ***Oak Hill Plan Public Meetings Timeline:***

- September 27, 2005 – Pre-planning stakeholder meeting
- November 19, 2005 – First Workshop: Strengths, Opportunities, Challenges
- January 2006 through August 2007 – 17 issue workshops (vision and goals, land use, transportation, parks/open space, etc.)
- April 12<sup>th</sup> and April 26<sup>th</sup>, 2007 - Presentation of a draft Future Land Use Map (FLUM) and proposed zoning maps for public comment
- June 23, 2007 - Open House Meeting: NPZD staff presented a draft plan document and the revised FLUM based on the comments received from the April meetings
- March 31, 2008 – Special Information meeting held to address general comments received during comment period.
- April 29, 2008 – Future Land Use Map (FLUM) meeting to address FLUM comments received during comment period.
- May 14, 2008 – Final Open House: Presented the final plan document and FLUM.

***Other landmark planning process dates:***

- September 9, 2007 – Deadline for comments on the June 23, 2007 draft plan document and FLUM.
- September, October, November, and December of 2007 – NPZD staff met with members of the Oak Hill Planning Contact team to review the Oak Hill Plan document chapter-by-chapter.
- December 13, 2007 City Council hearing - OHPCT team members David Richardson, Mickey Bentley and Frank Bomar spoke to Council to request additional time to review the Oak Hill Plan. Council granted them an additional three months.
- March 15, 2008 – Deadline for stakeholder comments on the revised plan document and FLUM.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

The Staff's basis for recommendation is derived from the goals and objectives for DEVELOPMENT IN THE BARTON SPRINGS ZONE and the LAND USE AND DEVELOPMENT, as described in Chapters 4 and 6 of the Oak Hill Combined Neighborhood Plan:

**Chapter 4 – Development in the Barton Springs Zone****4.A. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.****4.A.1**

Preserve the water quality of area aquifers, streams, rivers, and springs and protect endangered species dependent on the quality of those water resources.

**4.A.1a**—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and Its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill's recharge zone, they feel that land use should be restricted in other recharge areas as well.

**4.A.1b**—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.

**4.A.1c**—Utilize bonds and other City funds to actively acquire environmentally sensitive land in Oak Hill for preservation as wildlife areas, trails, or parkland.

**4.A.1d**—Integrate Stormwater Treatment Program water quality controls for all new development and redevelopment projects in Oak Hill. Ensure regional water quality

controls (wet ponds) are carefully maintained. For more information on this City program, see [http://www.ci.austin.tx.us/watershed/stormwater\\_treatment.htm](http://www.ci.austin.tx.us/watershed/stormwater_treatment.htm).

**4.A.1e**—Prevent polluted runoff from commercial property and residential areas in Oak Hill by increasing public education; increase funding for City of Austin WPDR educational programs. Find information about these programs at <http://www.cityofaustin.org/watershed/education.htm>.

**4.A.1f**—Regional transportation authorities should create a regional hazardous materials roadway plan to minimize risk of spills and extensive contamination of groundwater.

**4.A.1g**—The City should encourage more frequent inspections of facilities monitored by City of Austin Stormwater Discharge Permit Program staff over the recharge and contributing zones. For more information about this program, see [http://www.cityofaustin.org/watershed/stormwater\\_permit.htm](http://www.cityofaustin.org/watershed/stormwater_permit.htm).

**4.A.1h**—City staff should conduct and publish research on the environmental impact of creating a densely developed transit center in Oak Hill. Some stakeholders are concerned that too much development in Oak Hill will draw additional visitors to the environmentally sensitive area, which will result in additional car trips and resulting automobile related pollution.

**4.A.1i**—City staff should conduct and publish research on the environmental impact of City of Austin regulations on regional development patterns. Some stakeholders are concerned that development will “leap” beyond Austin into environmentally sensitive areas with little regulation outside of the Austin City limits ultimately having a negative impact on water quality.

**4.B. Provide opportunities for high-quality new development and redevelopment.**

**4.B.1**

Minimize the ecological footprint of development in the Oak Hill planning area to help achieve environmental goals, particularly the preservation of water quality.

**4.B.1a**—During the development process, city staff should consider offering incentives for developers to comply with current land use regulations for “grandfathered” projects.

**4.B.1b**—City staff should retrofit existing dysfunctional water quality controls as redevelopment occurs in Oak Hill.

**4.B.1c**—City staff should consider conducting and publishing research on the merits of conservation development laws.

**4.B.1d**—Support trail connectivity in Oak Hill to achieve wildlife preservation goals and water quality goals. Trails can preserve open space and reduce car trips by providing alternate methods for travel within Oak Hill.

## **Chapter 6 – Land Use and Development**

### **6.A. Provide opportunities for high-quality new development and redevelopment.**

#### **6A.1**

Ensure quality of new construction and renovations.

6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston's store).

6.A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented.

### **6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.**

#### **6.B.1**

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

#### **6.B.2**

Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

### **6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial "nodes" (concentrated activity areas) at strategic locations.**

### **6.D. Create a Town Center with cultural, educational, arts, and community gathering opportunities.**

**6.D.1**

The Town Center should be a multi-functional public gathering space.

6.D.1a—Town Center should have a library, movie theater, park and ride, civic and recreational space, public performance and meeting space, elder center/ retirement center.

**6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.****6.E.1**

Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments

6.E.1a—Explore opportunities to replace anchor tenants with new tenants who can attract customers to support local small businesses.

6.E.1b—Establish/explore tax credits to help in the development of local businesses.

6.E.1c—Create a small business incubator for the Oak Hill area, to help foster the creation of locally-owned and operated businesses in the planning area.

6.E.1d—Finds ways to attract businesses that will enhance services available to the community.

6.E.1e—Encourage more doctors, dentists, and other medical professionals to locate in the area.

6.E.1f—Encourage the exploration of appropriate State and City governmental small business grants and/or loans.

**EXISTING CONDITIONS****Existing Land Use**

Large Lot Single Family	2%
Single Family	25 %
Mobile Home	2%
Duplex	1%
Multi-family	4%
Office	2%
Commercial	3%
Industrial	2%
Civic	3%
Open Space	10%
Transportation	0%
Right-of-way	12%
Utilities	0%



Undeveloped	34%
Water	0%

### **Impervious Cover**

The Land Development Code controls impervious cover limitations across the entire city through base zoning categories. It also establishes the following Watershed Regulation Areas: the Barton Springs Zone Watershed, Water Supply Rural Watersheds, Water Supply Suburban Watersheds, Suburban Watersheds, and Urban Watersheds. The Barton Springs Zone is all of the watersheds that “contribute recharge to Barton Springs, including those portions of the Barton, Williamson, Slaughter, Onion, Bear and Little Bear Creek watershed located in the Edwards Aquifer recharge or contributing zones” (LDC 25-8-2).

Oak Hill is in the Barton Springs Zone watershed, which has strict impervious cover limits: Edwards Aquifer Recharge Zone: 15%; Contributing Zone within Barton Creek Watershed: 20%; remainder of the Contributing Zone: 25%. Property owners are required to supply licensed engineers’ reports with all site plan applications. These engineers’ reports are used by City reviewers to determine the “Net Site Area” (NSA) of all tracts.

A property owner’s NSA is used to determine how much impervious cover is allowed for that site. NSA is calculated by taking total gross site area (the square footage of the entire property) and subtracting areas with significant slope, areas used for wastewater irrigation, CEF setbacks (see next page), and creek buffers. The presence of these features affects the placement and amount of development allowed on a piece of property. Impervious cover calculations for sites also include “perimeter roadway deductions.” Depending on the width of a property owner’s right-of-way, the owner may be required to compensate for the impervious cover created by roadways adjacent to their property.

A caveat to these regulations are any properties that have been “grandfathered” under Chapter 245 of the Texas Local Government Code. This law releases property owners and developers from current watershed regulations, including impervious cover limitations.

### **Environmental**

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek and Williamson Creek Watersheds of the Colorado River Basin, which are classified as Barton Springs Zone (BSZ) watersheds. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek Watershed and 25% impervious cover in the contributing zone. This tract lies in the 1500 foot recharge zone verification area, the recharge zone, the Barton Creek Watershed, and the contributing zone.

According to flood plain maps, there is a flood plain within the project location.

Based upon the close proximity of a flood plain, offsite drainage should be calculated to determine whether a transition zone exists within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

### **Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

### **Water and Wastewater**

The landowners intend to serve the site with City of Austin water and wastewater utilities. The landowners, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the

utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

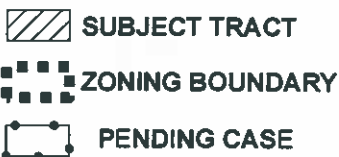
### **Compatibility Standards**

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

Along these property lines, the following standards apply:

- No structure may be built within 25 feet of the SF-zoned property lines.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area and/or screening is required along the property line. A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.



**ZONING**

**ZONING CASE#:** C14-2008-0129

**ADDRESS:** OAK HILL COMBINED  
NEIGHBORHOOD PLAN (EAST)

**SUBJECT AREA:** 4968.1 ACRES

**GRID:** C19-21, D18-22 & E18-22

**MANAGER:** W. RHOADES



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





City of Austin NPZD  
Case # C14-2008-0129

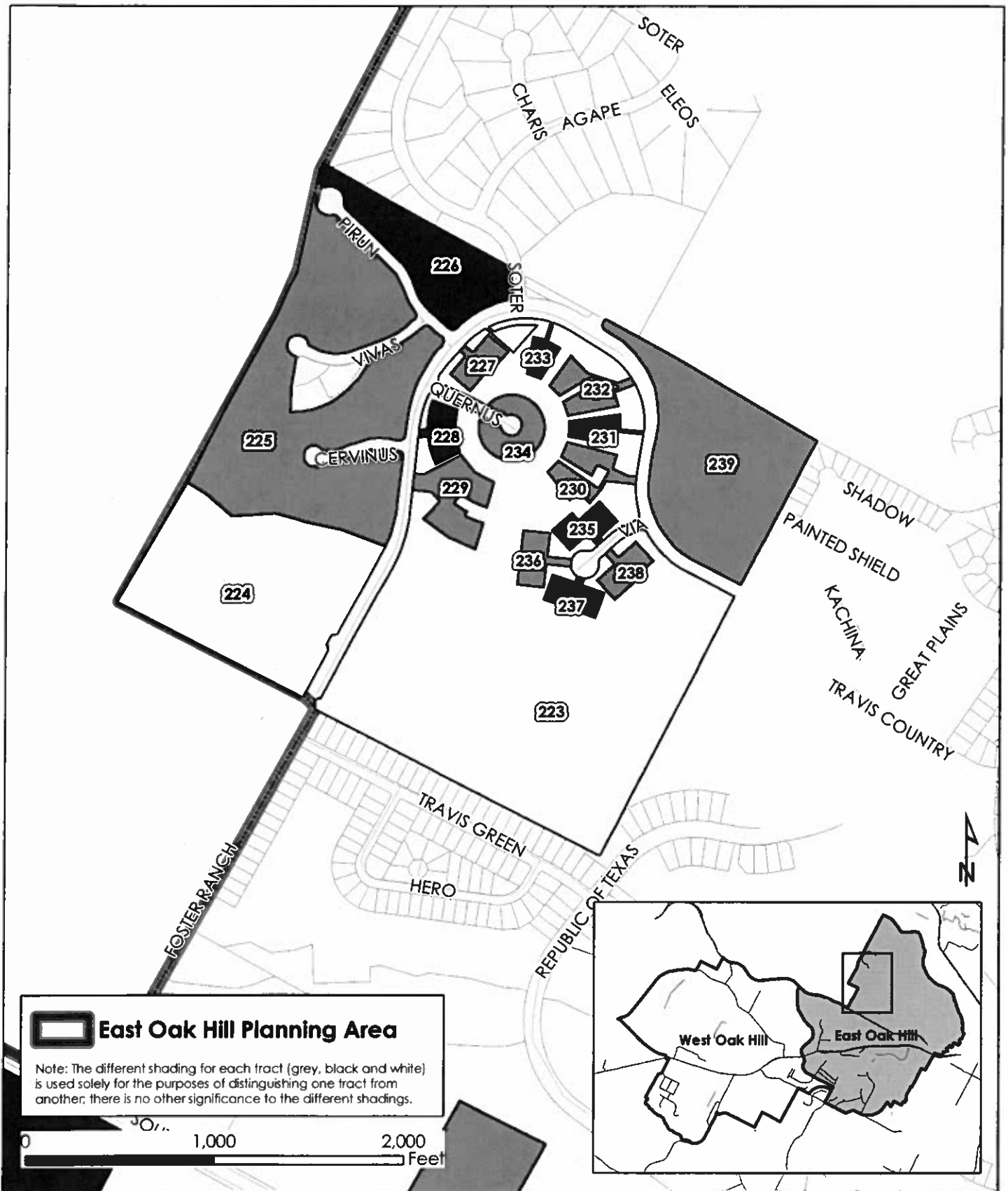




# Oak Hill Combined Neighborhood Plan

## Tract Map for Rezoning - East Oak Hill

Attachment # 1  
City of Austin NPZD  
Case # C14-2008-0129



**East Oak Hill Proposed Rezoning Tract Chart**  
**Case # C14-2008-0129**

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
201	<u>311684</u>	6539 W U S HY 290 (.781 AC OF LOT 3 BECKETT G K ESTATE)	SF-2	GR-CO-NP
202	<u>311495</u>	6145 OLD FREDERICKSBRG RD (ABS 2 SUR 17 ANDERSON T ACR .73)	DR	LO-NP
	<u>311494</u>	6133 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR .042)	DR	LO-NP
203	<u>311506</u>	6038 OLD FREDERICKSBRG RD (ABS 2 SUR 17 ANDERSON T ACR 1.703)	DR	P-NP
	<u>311507</u>	OLD FREDERICKSBRG RD (LOT 1 LEMENS SUBD ABS 2 SUR 17 ANDERSON T ACR 1.616 *1.994AC TOTAL)	DR	P-NP
204	<u>372109</u>	5243 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 11.01)	DR	GR-MU-NP
	<u>372108</u>	5251 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 2.965)	DR	GR-MU-NP
	<u>372107</u>	5303 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 2.585)	DR	GR-MU-NP
205	<u>308542</u>	5100 ROADRUNNER LN (.104A APPROX OF LOT 3 * & .288A APPROX OF LOT 4 * & ALL OF LOT 5-15 CHAPARRAL VILLAGE)	SF-2	CS-CO-MU-NP
206	<u>359396</u>	5208 W U S HY 290 (5206 & 5206 1/2) (IMPS ONLY ON LOT A OSWALD SUBD)	SF-2	CS-CO-NP
	<u>308545</u>	5208 W U S HY 290 (LOT A OSWALD SUBD)	SF-2	CS-CO-NP
207	<u>308554</u>	BOSTON LN (ABS 769 SUR 4 TRAMMELL J ACR 2.0)	DR	RR-NP
208	<u>308551</u>	5256 W U S HY 290 (LOT 1 KING SIZE STORAGE ADDN)	DR	CS-CO-NP
	<u>308550</u>	5258 W U S HY 290 (LOT 2 KING SIZE STORAGE ADDN)	DR	CS-CO-NP
209	<u>310512</u>	5340 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 5.34)	DR	GR-NP
	<u>310501</u>	5350 W U S HY 290 ( E25FT OF LOT 1 BUAAS & GAGE SUBD ABS 2 SUR 17 ACR 1.003 ANDERSON T)	DR	GR-NP
210	<u>310518</u>	5341 INDUSTRIAL OAKS BLVD (LOT 1-C * RESUB OF LOT 1-A BLK A OAK HILL INDUSTRIAL PARK SEC 2)	DR	GR-NP
	<u>310514</u>	5424 W U S HY 290 (LOT 1-B * RESUB OF LOT 1A BLK A * LESS S .038AC OAK HILL INDUSTRIAL PARK SEC 2)	DR	GR-NP
211	<u>553377</u>	W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 5.3150)	DR	GR-CO-NP
	<u>553376</u>	5526 W US HY 290 (ABS 2 SUR 17 ANDERSON T ACR 14.441)	DR	GR-CO-NP

ATTACHMENT 2

**East Oak Hill Proposed Rezoning Tract Chart**  
**Case # C14-2008-0129**

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
211	<u>557565</u> , <u>557566</u> , <u>557567</u> , <u>557568</u> , <u>557569</u> , <u>557571</u>	5526 W U S HY 290 (IMPS ONLY ON ABS 2 SUR 17 ANDERSON T ACR 14.441)	DR	GR-CO-NP
	<u>553380</u>	W U S HY 290 (LOT 10-A *LESS S103FT AV OAK ACRES RESUB)	SF-2	GR-CO-NP
	<u>553379</u>	W U S HY 290 (T 10-B *LESS S99FT AV OAK ACRES RESUB)	SF-2	GR-CO-NP
	<u>553381</u>	W U S HY 290 (LOT 14-16 *LESS S96.93FT OAK ACRES)	SF-2	GR-CO-NP
	<u>553381</u>	5716 W U S HY 290 (LOT 14-16 *LESS S96.93FT OAK ACRES)	SF-2	GR-CO-NP
212	<u>308732</u>	5838 W U S HY 290 (LOT 1 INTERFIRST SUBD)	DR	GR-CO-NP
	<u>308701</u>	5910 W U S HY 290 (LOT 1 * LESS .067AC MCCROCKLIN SUBD)	DR	GR-CO-NP
213	<u>308587</u>	5612 S OAK BLVD (LOT 27 OAK ACRES)	DR	SF-3-NP
	<u>308588</u>	5608 S OAK BLVD (LOT 26 OAK ACRES)	DR	SF-3-NP
214	<u>308724</u>	5634 W OAK BLVD (LOT 33B OAK ACRES RESUB)	DR	SF-2-NP
	<u>308727</u>	5624 W OAK BLVD (LOT 30 OAK ACRES)	DR	SF-2-NP
	<u>308725</u>	5632 W OAK BLVD (LOT 32 OAK ACRES)	DR	SF-2-NP
	<u>308726</u>	5626 W OAK BLVD (LOT 31 OAK ACRES)	DR	SF-2-NP
215	<u>308666</u>	6204 OAKCLAIRE DR (LOT 1A * 1ST RESUB OF LOT 1 OAK PARK SUBD SEC 4)	DR	GR-NP
	<u>308667</u>	6218 OAKCLAIRE DR (LOT 1B * 1ST RESUB OF LOT 1 OAK PARK SUBD SEC 4)	DR	GR-NP
216	308624 and 359407	6154 W U S HY 290 (308624: LOT 3 OAK PARK SUBD SEC 4; 359407: IMPROVEMENT ONLY ON LOT 3 OAK PARK SUBD SEC 4)	DR	GR-CO-NP
217	<u>308626</u>	6214 W U S HY 290 (LOT A OAK PARK SUBD SEC 5)	DR	GR-CO-NP
218	<u>308743</u>	PATTON RANCH RD (LOT 16-18 BLK 1 OAK HILL TOWN OF ABS 2 SUR 17 ANDERSON T ACR 2.331 TOTAL 13.734A)	DR	P-NP
219	<u>310576</u>	5613 PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T ACR 1.00 (HOMESTEAD)) ACREAGE SHOWN ON TCAD PLAT MAP: 30.00 AC, 14.43 AC, 5.00 AC, 6.68 AC)	DR	MF-1-NP
220	<u>310577</u>	PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T ACR 90.64 (1-D-1)), SUBTRACT 56.11 AC	DR	LR-MU-NP
222	<u>508879</u>	SOUTHWEST PKWY (ABS 769 SUR 4 TRAMMELL J ACR 2.495)	DR	P-NP
	<u>310584</u>	SOUTHWEST PKWY (ABS 769 SUR 4 TRAMMELL J ACR 10.552)	DR	P-NP



**East Oak Hill Proposed Rezoning Tract Chart**  
**Case # C14-2008-0129**

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
223	<u>473401</u>	4351 FOSTER RANCH RD (LOT 29 BLK B LESS 14.050AC REGENTS SEC 1 (1-D-1W))	I-GO-CO	GO-CO-NP (same conditions in Ord. No. 000518-22)
	<u>494781</u>	4351 FOSTER RANCH RD (14.050AC OF LOT 29 BLK B REGENTS SEC 1)	I-GO-CO	GO-CO-NP (same conditions in Ord. No. 000518-22)
224	<u>494802</u>	TRAVIS COUNTRY CIR (LOT 33 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>473409</u>	FOSTER RANCH RD (undeveloped tract) ( ABS 803 SUR 69 WALLACE W S ACR 18.524 (1-D-1W))	I-RR	GO-CO-NP (use is limited to private educational facilities, etc.)
225	<u>494801</u>	6001 CERVINUS RUN (LOT 13 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494799</u>	6021 CERVINUS RUN (LOT 15 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494849</u>	4009 VIVAS LN (LOT 21 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494800</u>	CERVINUS RUN (LOT 14 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494840</u>	4000 VIVAS LN (LOT 30 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494850</u>	3505 TRAVIS COUNTRY CIR (LOT 20 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494845</u>	4029 VIVAS LN (LOT 25 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494839</u>	6017 PIRUN CT (LOT 31 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494796</u>	6012 CERVINUS RUN (LOT 18 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494842</u>	4020 VIVAS LN (LOT 28 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494841</u>	4008 VIVAS LN (LOT 29 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494843</u>	4028 VIVAS LN (LOT 27 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494798</u>	6025 CERVINUS RUN (LOT 16 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494838</u>	6021 PIRUN CT (LOT 32 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494851</u>	6008 CERVINUS RUN (LOT 19 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494797</u>	6020 CERVINUS RUN (LOT 17 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494844</u>	4032 VIVAS LN (LOT 26 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP

**East Oak Hill Proposed Rezoning Tract Chart**  
**Case # C14-2008-0129**

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
226	<u>494836</u>	5909 PIRUN CT (LOT 2 BLK C * LESS .093AC REGENTS SEC 2 AMENDED)	I-RR	SF-1-NP
	<u>494837</u>	6020 PIRUN CT (LOT 1 BLK C REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494834</u>	3601 TRAVIS COUNTRY CIR (LOT 4 BLK C * LESS .137A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494835</u>	3601 TRAVIS COUNTRY CIR (LOT 3 BLK C REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
227	<u>494860</u>	3604 TRAVIS COUNTRY CIR (LOT 13 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494859</u>	3600 TRAVIS COUNTRY CIR (T 12 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
228	<u>494852</u>	3500 TRAVIS COUNTRY CIR (LOT 10 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494853</u>	3504 TRAVIS COUNTRY CIR (LOT 11 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
229	<u>494787</u>	3420 TRAVIS COUNTRY CIR (LOT 9 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494786</u>	3416 TRAVIS COUNTRY CIR (LOT 8 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494785</u>	3412 TRAVIS COUNTRY CIR (LOT 6 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494784</u>	3408 TRAVIS COUNTRY CIR (LOT 7 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
230	<u>494777</u>	3816 TRAVIS COUNTRY CIR (LOT 19 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494778</u>	3820 TRAVIS COUNTRY CIR (LOT 20 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
231	<u>494830</u>	3804 TRAVIS COUNTRY CIR (LOT 18 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
232	<u>494828</u>	TRAVIS COUNTRY CIR (T 16 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494829</u>	3708 TRAVIS COUNTRY CIR (LOT 17 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
233	<u>494862</u>	3620 TRAVIS COUNTRY CIR (LOT 15 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
234	<u>494856</u>	5901 QUERNUS CV (LOT 3 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494857</u>	5900 QUERNUS CV (LOT 4 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494858</u>	5904 QUERNUS CV (T 5 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494855</u>	5905 QUERNUS CV (T 2 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494854</u>	5909 QUERNUS CV (T 1 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP

**East Oak Hill Proposed Rezoning Tract Chart**  
**Case # C14-2008-0129**

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
235	<u>494780</u>	5812 VIA DR (LOT 22 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494779</u>	5808 VIA DR (LOT 21 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
236	<u>494788</u>	5820 VIA DR (LOT 23 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494789</u>	5824 VIA DR (LOT 24 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
237	<u>494770</u>	5821 VIA DR (T 26 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494790</u>	5825 VIA DR (LOT 25 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
238	<u>494772</u>	5809 VIA DR (LOT 28 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494771</u>	5813 VIA DR (T 27 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
239	<u>494773</u>	TRAVIS COUNTRI CIR (T 7 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494775</u>	TRAVIS COUNTRY CIR (LOT 5 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494832</u>	3801 TRAVIS COUNTRY CIR (LOT 2 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494833</u>	3713 TRAVIS COUNTRY CIR (T 1 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494776</u>	3809 TRAVIS COUNTRY CIR (LOT 4 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494831</u>	TRAVIS COUNTRY CIR (LOT 3 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	<u>494774</u>	3901 TRAVIS COUNTRY CIR (LOT 6 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
240	<u>304565</u>	4806 TRAIL WEST DR (LOT 60 BLK 6 TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY)	DR	P-NP
241	<u>304340 thru 304383</u>	4404 TRAVIS COUNTRY CIR (THE WOODS OF TRAVIS COUNTRY CONDOMINIUMS AMENDED)	DR	SF-6-NP
242	<u>306244</u>	CANYONWOOD DR (LOT 21 BLK 8 TRAILWOOD VILLAGE ONE AT TRAVIS COUNTRY)	DR	SF-2-NP
243	<u>306259</u>	TRAIL WEST DR (LOT 22 BLK 8 TRAILWOOD VILLAGE ONE AT TRAVIS COUNTRY )	DR	RR-NP
244	<u>532023</u>	6804 ROBERT DIXON DR (T 2 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532022</u>	6800 ROBERT DIXON DR (LOT 1 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532025</u>	6904 ROBERT DIXON DR (LOT 4 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532024</u>	6900 ROBERT DIXON DR (LOT 3 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP

**East Oak Hill Proposed Rezoning Tract Chart**  
**Case # C14-2008-0129**

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
245	<u>532047</u>	5113 JACOBS CREEK CT (LOT 11 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532055</u>	5116 JACOBS CREEK CT (LOT 3 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532049</u>	5105 JACOBS CREEK CT (LOT 9 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532056</u>	5120 JACOBS CREEK CT (LOT 2 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532048</u>	5109 JACOBS CREEK CT (LOT 10 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532044</u>	5125 JACOBS CREEK CT (LOT 14 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532052</u>	5104 JACOBS CREEK CT (LOT 6 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532051</u>	5100 JACOBS CREEK CT (LOT 7 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532054</u>	5112 JACOBS CREEK CT (T 4 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532053</u>	5108 JACOBS CREEK CT (LOT 5 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532045</u>	5121 JACOBS CREEK CT (LOT 13 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532057</u>	5124 JACOBS CREEK CT (LOT 1 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532050</u>	5101 JACOBS CREEK CT (LOT 8 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	<u>532046</u>	5117 JACOBS CREEK CT (LOT 12 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
246	<u>553392</u>	OAK BLVD (ABS 2 SUR 17 ANDERSON T ACR 2.06)	DR	SF-2-NP
247	<u>308600</u>	W 5623 U S HY 290 (LOT 1 * LESS .178AC ROSSEN & RAINWATER)	SF-2	GR-NP
248	<u>372103</u>	W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR .046)	DR	GR-NP
249	<u>311562</u>	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP
250	311562	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP
251	311562	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP

(1) The tract number refers to the numbered tracts on the East Oak Hill Tract Maps (see attachments).

(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the City pertaining to that property. The legal descriptions are those on file with the Travis Central Appraisal District pertaining to that property.

**PROPOSED OAK HILL REZONING CONDITIONAL OVERLAY RECOMMENDATIONS****Recommendations for properties with Sensitive Environmental Features:****LR-CO-NP (Neighborhood Commercial with a Conditional Overlay)**

- This conditional overlay would prohibit the following uses within the Critical Water Quality Zone, Water Quality Transition Zone, Critical Environmental Feature (CEF) buffer, and/or 100-year floodplain portions of your property:
  1. Custom Manufacturing
  2. Service Station

**GR -CO-NP (Community Commercial with a Conditional Overlay)**

- This conditional overlay (CO) would prohibit the following uses within the Critical Water Quality Zone, Water Quality Transition Zone, Critical Environmental Feature (CEF) buffer, and/or 100-year floodplain portions of your property:
  1. Automotive Repair Services
  2. Custom Manufacturing
  3. Exterminating Services
  4. Service Station

**Recommendations for properties with NO Sensitive Environmental Features:****CS-CO-NP and CS-MU-CO-NP -- (Commercial Services with a Conditional Overlay)**

- The following uses will be prohibited through a conditional overlay (CO):
  1. Laundry Services
  2. Maintenance and Service Facilities

**Other Conditional Overlays:****Tract 223 – Regents School – Conditional Overlay based on Ordinance No. 000518-22:**

- Under the Conditional Overlay: 1) the use of the property is limited to private educational facilities, and all constitutionally protected uses; 2) a 100 foot building setback is required from the south property line of Lot 29 for all new structures; 3) no permanent bleachers are allowed within the 100 foot setback from the south property line of Lot 29; and 4) no temporary bleachers are allowed within 50 feet of the south property line of Lot 29.

**Tract 224 – Regents School – Conditional Overlay:**

- The use of the property is limited to private educational facilities, and all constitutionally protected uses.

## DESCRIPTION OF ZONING DISTRICTS

**This list is not exhaustive; these districts are being proposed for rezonings within the Oak Hill Combined Neighborhood Planning Area or are commonly used throughout the city.**

**For more information on zoning districts and site development standards please visit:**  
<http://www.ci.austin.tx.us/zoning/library.htm>

**For more information regarding the Oak Hill Combined Planning Process please visit:**  
[www.ci.austin.tx.us/zoning/oak\\_hill.htm](http://www.ci.austin.tx.us/zoning/oak_hill.htm)

### **Residential Districts**

**RR – Rural Residence district** is intended for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

**SF-1 – Single Family Residence Large Lot district** is intended for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

**SF-2 – Single Family Residence Standard Lot district** is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

**SF-3 -- Family Residence district** is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

**SF-6 – Townhouse and Condominium Residence district** is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

**MF-1 – Multifamily Residence Limited Density district** is intended for multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

**MF-2 -- Multifamily Residence Low Density district** is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

**MF-3 -- Multifamily Residence Medium Density district** is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

**MF-4 – Multifamily Residence Moderate-High Density district** is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

**MH – Mobile Home Residence district** is intended for a mobile home residence park and mobile home subdivision use. An MH use is subject to standards that promote a residential environment and compatibility with adjoining family residence neighborhoods.

### **Commercial Districts**

**NO – Neighborhood Office district** is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

**LO – Limited Office district** is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

**GO – General Office district** is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

**LR -- Neighborhood Commercial district** is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

**GR -- Community Commercial district** is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

**CS -- General Commercial Services district** is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

**CS-1 – Commercial Liquor Sales district** is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

**CH – Commercial Highway Services district** is intended predominately for major mixed use developments of a service nature which typically have operating and traffic generation characteristics requiring location at the intersection of state maintained highways, excluding scenic arterials. High residential densities are expected. Site development regulations and performance standards contained in this chapter are intended to ensure adequate access to and from all uses, and to permit combinations of office, retail, commercial, and residential uses within a single development.

### **Industrial Districts**

**LI – Limited Industrial Services district** is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

### **Special Purpose Districts**

**DR – Development Reserve district** is intended for a temporary use or a use that will not commit land to a particular use pattern or intensity. A DR district designation may be applied to a use located on land for which: adequate public services or facilities are not available; economic, demographic, and geographic data is not available; or, land use and urban development policies have not been completed.

**P -- Public district** is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

### **Overlay Districts**

**CO -- Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

**MU -- Mixed Use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

**NPCD or (NP) -- Neighborhood Plan combining district** is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special "infill" options. The term infill refers to "filling in" vacant parcels of land within a neighborhood. These infill options are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide. The infill options available in the NPCD include Mixed Use Buildings, Cottage Lots, Small Lot Amnesty, Corners Stores, Secondary Apartments, Neighborhood Urban Center, Residential Infill, and Urban Homes.



**Rhoades, Wendy**


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**From:** Anguiano, Dora  
**Sent:** Tuesday, July 08, 2008 2:56 PM  
**To:** Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins  
**Cc:** Rusthoven, Jerry; Rhoades, Wendy  
**Subject:** FW: Westcreek Neighborhood Proposals

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**From:** dlreev@aol.com [mailto:dlreev@aol.com]  
**Sent:** Tuesday, July 08, 2008 2:47 PM  
**To:** Anguiano, Dora  
**Subject:** Westcreek Neighborhood Proposals

Ms. Anguiano,

I recently became aware of three proposals effecting the Westcreek neighborhood. As a current resident and former boardmember of the Westcreek Neighborhood Association, I would like to express my interests in these.

Re: Rezoning 6110 Hill Forest Lane to High Density Single Family. **I oppose** this if it means a 3 story structure. Such a structure would be the only such actually inside the neighborhood and thus incongruent, would be unsightly and possibly adversely effect property values. Other apartment complexes that are 3 storied all lie on the fringe of the neighborhood. I would withdraw my opposition if the structure is 2 storied as is the apartment complex immediately adjacent to the property.

Re: Extension of Brush Country Road to Monterey Oaks. **I firmly oppose** this. "Cut through" traffic from William Cannon Blvd to Hwy 290 is bad enough as it is. There is a real speeding problem that materially endangers residents and children, especially those attending Patton Elementary School. I cannot see how extending Brush Country would alleviate this in any way.

Re: Zoning Old Fredericksburg Road to commercial. **I have no opposition** to this change.

I intend to attend the Planning Commission Hearing this evening to give voice to these comments.

***Please forward to Planning Commissioners.***

Thank you.

David L. Reeve

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7/8/2008

**Rhoades, Wendy**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, July 08, 2008 2:57 PM  
**To:** Chris Ewen; Clint Small; Dave Sullivan; Jay Reddy; Mandy Dealey; Paula Hui; Perla Cavazos; Sandra Kirk; Tracy Atkins  
**Cc:** Rusthoven, Jerry; Rhoades, Wendy; Haywood, Carol  
**Subject:** FW: Westcreek Zoning Changes

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**From:** austinclean@aol.com [mailto:austinclean@aol.com]  
**Sent:** Tuesday, July 08, 2008 2:56 PM  
**To:** Anguiano, Dora  
**Subject:** Westcreek Zoning Changes

Ms. Anguiano,

As a resident of the Westcreek Neighborhood, I have jst learned of the proposed zoning changes.

I oppose the High Density Single Family zoning change for 6110 Hill Forest Lane. It would be the ONLY 3 story building in the middle of the neighborhood.

I oppose extending Brush Country to Monterrey Oaks. Non-resident traffic between William Cannon and Highway 290 is already bad. This would only worsen it. I already fear for pedestrians and children who walk these streets.

The two proposals above would negatively impact the property value of my home.

I have no problem rezoning Old Fredericksburg Road.

I will be at the Planning Commission Meeting tonight and desire to be allowed to speak.

Please forward to Planning Commissioners.

Grace Menchaca.

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The Famous, the infamous, the lame - in your browser. [Get the TMZ Toolbar Now!](#)

# PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Sonja Stefaniw  
Address 7200 Flynn Circle  
78736

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

## INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

**PLANNING COMMISSION COMMENT FORM**

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Tony Zalantzi

☒ I am in favor

(Estoy de acuerdo)

☐ I object

(No estoy de acuerdo)

Address 1809 old Beech Rd

**PLANNING COMMISSION COMMENT FORM**

**File # C14-2008-0125  
# C14-2008-0129**

**Planning Commission Hearing Date: July 8, 2008**

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.  
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) JAMES D. TAYLOR

☒ I am in favor  
(*Estoy de acuerdo*)

☐ I object  
(*No estoy de acuerdo*)

Address 8207 SPRING VALLEY DR.

**PLANNING COMMISSION COMMENT FORM**

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Name (please print) Crystal Babington

☒ I am in favor

(*Estoy de acuerdo*)

Address 8504 Spring Valley Dr. Austin TX 78736

☐ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

RECEIVED

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Roy Wyatt

☒ I am in favor

(Estoy de acuerdo)

Address 5910 Hwy 290 West Austin, Tx

☐ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

RECEIVED  
7/17/08

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: **Re: Track #9**

**We approve with one condition: NO driveways onto Breezy Pass  
(Except for emergency exit).**

**Also, please include Site Plan # SP-2008-0043C in the change from  
MF2 to SF-2-NP.**

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.  
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Jinhyoung & Soojong Lee

☒ I am in favor  
(Estoy de acuerdo)

Address 6804 Convict Hill Rd. Austin, TX 78749

☐ I object  
(No estoy de acuerdo)

apt.





PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: *O.K. WITH ALL BUT TRACT #20 - DON'T WANT THE AREA  
USED AS TRAILOR PARK! OR MOBIL HOMES  
PLEASE*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.  
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) *GLADYS VMSCHIED*  
*O.K. WITH THE OTHERS*  
Address *6705 COVERED BRIDGE DR. #14* ☐ I am in favor  
*AUSTIN, TX 78736* ☒ I object  
*ESPECIALLY TRACT # 20 - NO MOBIL HOMES!* (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

The roads do not support the traffic as is, much less additional development traffic. Additionally, much of this area was or should still be environmentally sensitive. The proposed plan makes the development & population much more dense and therefore environmentally damaging.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

JANET REINARZ

☐ I am in favor

(Estoy de acuerdo)

Address

701 RIALTO BLVD #1429

☒ I object

(No estoy de acuerdo)

.....  
INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for

**PLANNING COMMISSION COMMENT FORM**

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) \_\_\_\_\_

*Senja Stefanow*

Address \_\_\_\_\_

*7200 Flynn Circle*

*78736*

☐ I am in favor

*(Estoy de acuerdo)*

☒ I object

*(No estoy de acuerdo)*

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Samantha Rock-Stony ☐ I am in favor

(*Estoy de acuerdo*)

☒ I object

(No estoy de acuerdo)

Address 0701 Silvermine Dr #201 Austin 78736

**PLANNING COMMISSION COMMENT FORM**

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

SALLY TURNER

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address

6610 Breezy Pass  
78749

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) James L. and Elizabeth Sue Harkin ☐ I am in favor  
Address 4900 White Elm Drive ☒ (Estoy de acuerdo)  
Austin, TX 78749 I object  
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Charles T. Ramsey T. Ramsey  
Address 6007 Oakclaire Dr., Austin, TX 78735-8609  
☐ I am in favor  
☒ I object  
(Estoy de acuerdo)  
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Name (please print) Mlayse H Ramsey ☐ I am in favor  
Address 6007 Oakclaire Dr., Austin TX ☒ (Estoy de acuerdo)  
78735-8609 ☒ I object  
(No estoy de acuerdo)



6007 Oakclaire Drive  
Austin, TX 78735-8609

June 29, 2008

Neighborhood Planning and Zoning Dept.  
P. O. Box 1088  
Austin, Texas 78767-8835

Attn: Minal Bhakta

I have voted "I object" to the zoning/rezoning request to implement a neighborhood plan as I do not believe this to be a proper time for such an undertaking with the instability of Austin's, the United States' and the world's economy.

If one has employees and work is being performed, I do not think it wise to attempt to force these people from the community and particularly through regulations. Many of the activities defined as undesirable are being regulated through federal regulations and are needed services. I do not know of any of these activities having polluted the various water quality zones in this city.

When one attempts to regulate against future probabilities, the result may be greater harm to the community overall.

Thank you,

  
Maysell and Charles T. Ramsey

mr/

**PLANNING COMMISSION COMMENT FORM**

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) PAUL HODGES

☐ I am in favor

(*Estoy de acuerdo*)

☒ I object

(*No estoy de acuerdo*)

Address 8103 CURRIENT CIR AUSTIN TX 78736

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

I cannot attend the meetings or take part in the proposed zoning change due to my physical health. I am requesting that the Neighborhood Planning and Zoning Commission and the Austin City Council make their decision on the desire of the Oak Hill community. We have a great neighborhood Community and would like for it to stay as such.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) HELEN BEEMAN

☐ I am in favor  
(*Estoy de acuerdo*)

Address 6801 Beckett Rd. #134R

☐ I object  
(*No estoy de acuerdo*)

**ZONING COMMISSION COMMENT FORM**

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: *As a property owner who will be affected by the zoning assigned to TRACT 12, I strongly recommend SF 1 with a Conditional Overlay (CO) of RR density for all properties in TRACT 12.*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) David N. Fried

☐ I am in favor

(Estoy de acuerdo)

Address 8004 Dark Valley Cove, Austin, TX 78737

☒ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

RECEIVED  
7/8/08

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

*Please do not let this land be developed. We  
do not need more business or homes  
I thank you.*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.  
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Bruce Ballentine ☐ I am in favor

(Estoy de acuerdo)

I object

(No estoy de acuerdo)

Address 4808 Canyonhead Circle, Austin TX 78735

JUST POSTERS AS FOREVER

PLANNING COMMISSION COMMENT FORM

RECEIVED  
7/11/08

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Sally Baskin  
Address 7121 Via Dono Dr

- ☐ I am in favor  
(*Estoy de acuerdo*)  
☒ I object  
(*No estoy de acuerdo*)

As a parent  
if you

# PLANNING COMMISSION COMMENT FORM

RECEIVED  
7/12/08

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Name (please print)

GREGORY J. FIGARO

☐ I am in favor

(Estoy de acuerdo)

I object

150%

(No estoy de acuerdo)

Address

6911 BRIGANT STAR LN

AUSTIN, TX 78736

BOWES  
0.420  
03 2008  
E 78701

ent

PLANNING COMMISSION COMMENT FORM

RECEIVED  
7/11/08

File # C14-2008-0125  
# C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.  
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Jo Ann Cambouris ☐ I am in favor  
(*Estoy de acuerdo*)  
Address 7501 Shadowridge Run #147 ☒ I object  
(*No estoy de acuerdo*)  
Austin, TX 78749-4294